

## for Sale in Potamos Germasogeias, Limassol District

For sale is a charming duplex located in the desirable area of Potamos Germasogeias. This well-designed property offers 98.47 m2 of internal space, featuring 2 spacious bedrooms and a modern bathroom. Situated on the second floor of a secure building with an elevator, this home is perfect for those seeking comfort and convenience.



Potamos Germasogeias is known for its vibrant atmosphere and easy access to both the highway and local amenities. Residents can enjoy a variety of shops, restaurants, and leisure activities, all within walking distance. The area is also renowned for its stunning views, offering a wonderful blend of city and sea scenery right from your home.

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### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>98</b>                      |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>28298</b>     |
| Property type    |                  |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>City view</b> |

### Amenities

- Elevator

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.692649 / 33.080357**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 633.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€650 000 on Feb 13, 2025





